Agenda

1. Welcome
2. Context: Long Range Development Plan
3. Changes to the Parnassus Streetscape
4. Neighbor Questions and Feedback
5. Upcoming Construction Projects
   - MR4 Demolition
   - Laboratory of Radiobiology Demolition
   - Clinical Sciences Building Renovation
6. Neighbor Questions and Feedback
PROPOSALS FOR PARNASSUS HEIGHTS

- Demolish the Laboratory of Radiobiology, Medical Research 4, Surge, Woods, Environmental Health and Safety (EHS), Langley Porter Psychiatric Institute (LPPI), Koret Vision Research (Koret), and Proctor buildings
- Construct a new hospital addition to Long Hospital, and renovate and reuse Moffitt Hospital
- Develop new housing (student housing at UC Hall and Millberry Union towers; faculty housing at Fifth and Parnassus avenues and the Proctor site)
- Complete the conversion of Fifth Avenue houses to faculty housing
- Seismically retrofit the Faculty Alumni House
- Restore the Surge, Woods, and EHS footprint areas to open space, and add to the Reserve
- Continue to manage the Mount Sutro Open Space Reserve as permanent open space and create new/restored trails
- Renovate Saunders Court and enhance the pedestrian spine
- Implement the Parnassus Avenue Streetscape Plan
- Reduce UCSF traffic by enhancing Transportation Demand Management (TDM) programs
- Reduce congestion through parking and loading improvements
PARNASSUS AVENUE:
PRELIMINARY STREETSCAPE PLAN
Traffic Congestion

Logistical Challenges

Need for Shelter

Need for Gathering Space
Pedestrian Jaywalking

High Volume Pedestrian Crossing

Pedestrian Traffic Diagram

- Respond to EXISTING conditions
- Create a beautiful campus IDENTITY
- Address CLIMATE - capture sun + buffer winds
- Enhance ECOLOGY

- Continuity across UCSF campuses
- Balance CIRCULATION modes - pedestrian emphasis
- Reflect CITY Design Standards (*Better Streets Plan*)
- Enhanced PEDESTRIAN Crossings – crossing plazas
- TRANSIT Stops + Shelters – MUNI + Shuttle
- BULBOUTS – for shortened crossings + rain gardens
- BICYCLE Parking – integrated into campus spaces
- FLEXIBLE Use Parking Lane – short-term parking, loading, service, bikes.

- Enhanced SOCIAL Spaces – supporting campus environment, furnishings including benches, trash receptacles, news racks and windscreen elements
- Enhanced TREE Strips – pervious paving, storm-water management, continuous soil trench
- Enhanced LIGHTING – pedestrian scale
Proposed Bulbouts

Proposed MUNI and Shuttle Stops
EXISTING CONDITION
PROPOSED PERSPECTIVE
EXISTING CONDITION
PROPOSED PERSPECTIVE
PROPOSED PERSPECTIVE - NIGHT
EXISTING CONDITION

16 4/28/2015
PROPOSED PERSPECTIVE
NEXT STEPS

2015: Finalization of plan based on community and City feedback

Mid 2015: Master Plan document

Fall of 2015: Start of Phase 1
PHASING

Phase 1.1 2017
Phase 2 2024?
Phase 3 2030?

Phase 1.3 2019
Phase 1.2 2019
Phase 1.1 2017
Phase 2 2024?
Phase 3 2030?
PHASE I.I – CLINICAL SCIENCES BUILDING
Clinical Sciences Building After Renovation
Neighbor Questions and Feedback
Upcoming Construction Work
UCSF Construction Work Guidelines

- Regular work hours 8 a.m. to 5 p.m. on weekdays (crews may quietly mobilize on site earlier)

- Weekend work hours (UCSF avoids weekend work whenever possible; neighbors will be notified in advance):
  - Saturday and Sunday work hours 9 a.m. to 4 p.m.

- Large truck traffic between 8 a.m. and 5 p.m. on weekdays, 9 a.m. to 4 p.m. on weekends

- UCSF asks contractors to respect neighbors by enforcing campus smoke-free policy
Medical Research Building 4 (MR4)
MR4 Site Plan
MR4 Construction Sequence – 8 Months

Construction Schedule

- Mobilize end of May
- Abatement and Demolition (2 months)
- Retaining Wall Installation (3 months, 1 month overlap with Demolition)
- Parking Lot Grade/Pave (4 months)

Proximity to childcare center requires demolition and off-haul on weekends.
Laboratory of Radiobiology
Laboratory of Radiobiology Construction Sequence – 9 Months

- Construction crew mobilizes on site end of May – 1 month
- Abatement and partial demolition – 3 months
- Construction – 5 months
Proposed Truck Routes

ONE WAY ONLY TO 7TH AVE South Bound.
WESTBOUND Lincoln Way TURN FROM North Bound 6TH AVE.

LINES REPRESENT TWO WAY TRAFFIC. Unless Otherwise Noted.
Supplemental Street Clean-up

Contractor Street Sweeping

Sweep Parnassus Ave between 7th and Hospital Driveway

Sweep 7th Ave between Judah and Kirkham on an as-needed basis

Sweep Kirkham/ Koret Way between 7th and Saunders Court
Clinical Sciences Building
Site Plan – Clinical Sciences Building
Clinical Sciences Building – Overall Construction Schedule

- Construction crew mobilizes on the site third quarter of 2015
- 23-month construction duration
  - Demolition and structural improvements – 14 months
  - Interior build-out – 12 months (3-month overlap with structural work)
- Building re-opened in third quarter of 2017
Clinical Sciences Building – Construction Sequence (Near Term)

- Covered Walkways and Temporary Structures: Sept/Oct 2015 start – 1 month
- Soft Demolition and Abatement: Oct/Nov 2015 start – 4 months
- Man and Material Hoist Installation: completed by the end of 2015
- Hard Demolition, Underpinning and Rock Anchors: Jan/Feb 2016 start – 8 months
- Foundation Work: Feb/Mar 2016 start – 12 months
- Tower Crane Installation: completed in first quarter 2016
CSB Tower Crane & Scaffolding Plan

Man/Material location

Approx. Location Tower Crane

Pedestrian Circulation from School of Nursing to Koret Vision Ctr during tower crane use

CONSTRUCTION LAYDOWN AREA & LIMITED CONSTRUCTION/PARKING

CLINICAL SCIENCES BUILDING (CSB)
Clinical Sciences Building After Renovation
Neighbor Questions and Feedback